

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, May 15, 2008, 6:00 p.m.**, in the **14<sup>th</sup> Floor Conference Room of 30 Montgomery St.** Jersey City, New Jersey. **Parking is available along Christopher Columbus Drive.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Request for Adjournment:

Case: Z07-059  
Applicant: 307 Barrow Street, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Address: 307 Barrow Street  
Block: 273 Lot: E  
Zone: Van Vorst Park Historic District  
For: Construction of a 12 unit multi-family mid-rise building with 12 parking spaces within the building.  
“c” Variances: Min. rear yard, min. building coverage, min. lot coverage, min. parking aisle width  
“d” Variances: Use; Height  
**Adjournment requested to June 19, 2008**

6. Old Business:

- A. Case: Z01-022 1 Year Extension  
Applicant: U-Haul International Construction  
Attorney: Ronald H. Shaljian  
Address: 328-340 Tonnele Avenue  
Block: 956.A Lot: 39  
Zone: R-1 One and Two Family Housing  
For: Third 1 year extension of Final Major Site Plan and Variance approvals to April 12, 2009 (original approval memorialized January 16, 2003) to construct a 4-story self-storage facility with approximately 110,000 sq.ft. of floor area on 1.76 acres.
- B. Case: Z06-017 1 Year Extension  
Applicant: Ocean Green, LLC  
Attorney: W. Nevins McCann  
Address: 742-748 Ocean Avenue  
Block: 1999 Lots: A, B, G.2, 12.E  
Zone: R-1 One and Two Family Housing District  
For: 1 year extension of Final Major Site Plan and Variance approvals to June 14, 2009 (original approval memorialized June 14, 2006) to construct a 42 unit 7-story multi-family mid-rise “green” building with 45 parking spaces within the building

7. Case: Z06-027  
Applicant: Ramautar Gangadin  
Attorney: Jon P. Campbell, Esq.  
Address: 167 North Street  
Block: 844 Lot: 13  
Zone: R-1 One and Two Family Housing District  
For: Construction of a front yard parking space with a fence and gate within the public right-of-Way (work already completed without permits).  
“c” Variances: Parking between the building and the street, minimum front yard landscaping  
Design Waiver: Fencing in the public right-of-way (Franchise required)

8. Case: Z08-003  
Applicant: Julius Krasnoff  
Attorney: Brian H. Haddock, Esq.  
Address: 61-63 Gifford Ave. aka 2456 Kennedy Blvd.  
Block: 1815 Lot: 8.F  
Zone: R-1A One and Two Family Housing District  
For: Conversion of a House of Worship to 5 residential units with 5 on-site parking spaces on an oversized lot.  
“c” Variances: Minimum rear yard  
“d” Variances: Use; Height

9. Case: Z06-005.1 Site Plan Amendment  
Applicant: McGinley Plaza, LLC  
Attorney: Ronald H. Shaljian, Esq.  
Address: 711 Montgomery Street  
Block: 1905.5 Lot: 29  
Zone: NC Neighborhood Commercial District  
For: Amendment to Final Site Plan (Final Site Plan approval originally granted 9/21/06 with the condition that applicant return to the Board in the event of a change to façade materials)

10. Case: Z06-063  
Applicant: M & L Real Property, LLC  
Attorney: Ronald H. Shaljian, Esq.  
Address: 555 Tonnele Avenue  
Block: 979 Lot: 2.99  
Zone: HC Highway Commercial  
For: Construction of a Truck Wash facility or a alternatively a combination Truck/Car Wash facility on the site of an existing tire repair shop (to be demolished)  
“d” Variances: Use (Truck Wash); Deviation from Conditional Use standards for a Car Wash

**11. MEMORIALIZATION OF RESOLUTIONS**

12. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON**

